

# CITY OF ALBUQUERQUE



November 3, 2015

Asa Nilsson-Weber, P.E.  
Isaacson & Arfman, PA  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Broadstone Promenade Phase 6  
6400 San Pedro Dr. NE  
Grading and Drainage Plan  
Permanent CO – Accepted  
Engineer's Stamp dated: 5-26-15 (D18D054A)  
Certification dated: 10-28-15**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 10/29/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

- Make sure swale north of building #2 has positive drainage toward pond at NW corner of building.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

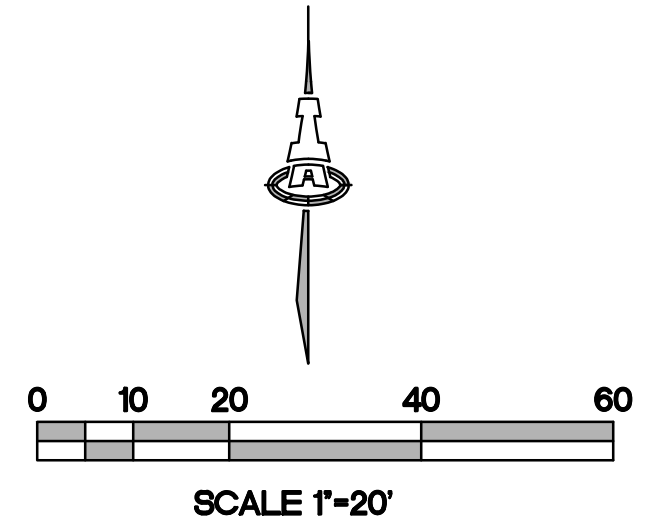
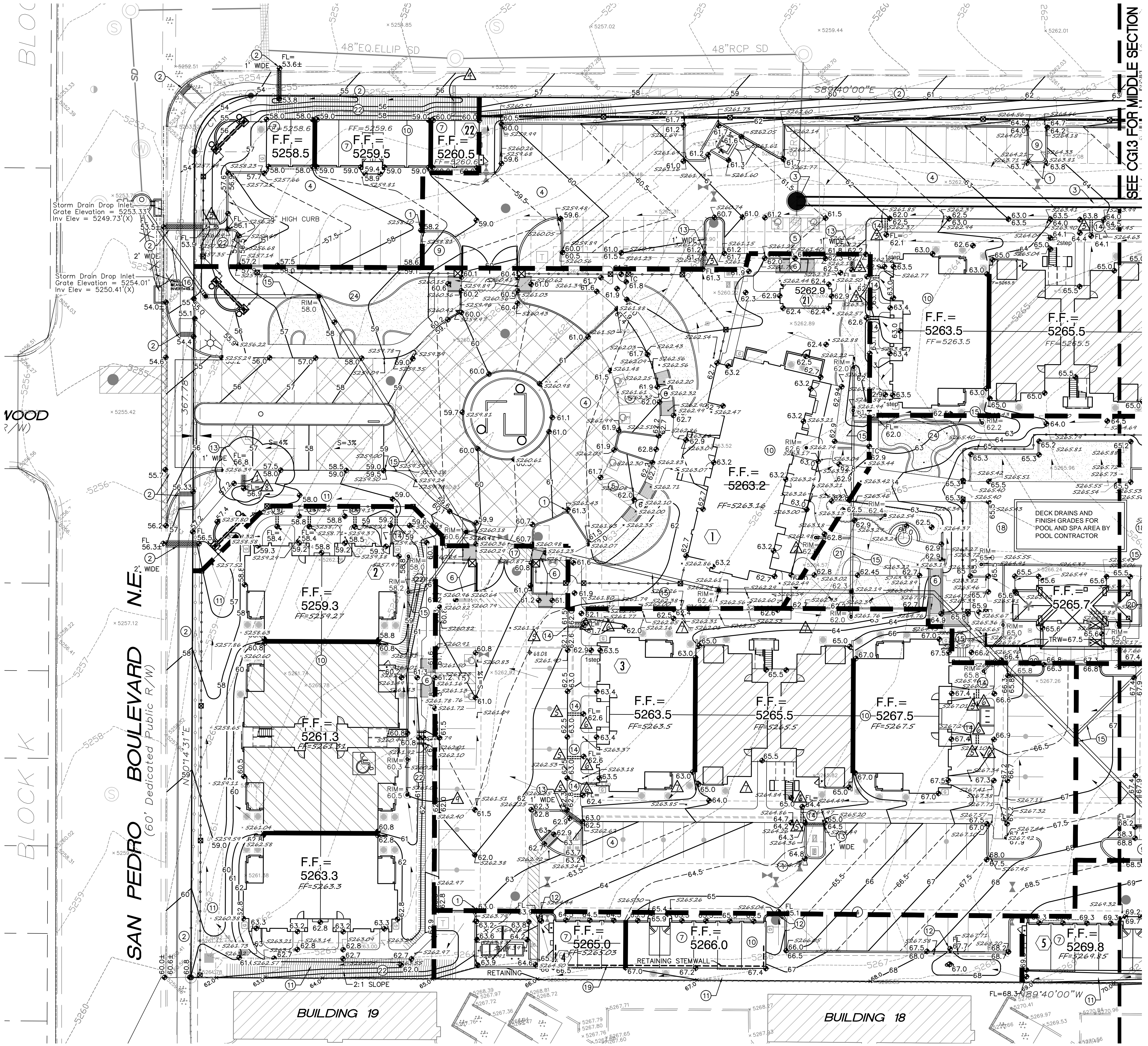
Rita Harmon, P.E.  
Senior Engineer,  
Planning Department

TE/RH  
C: email







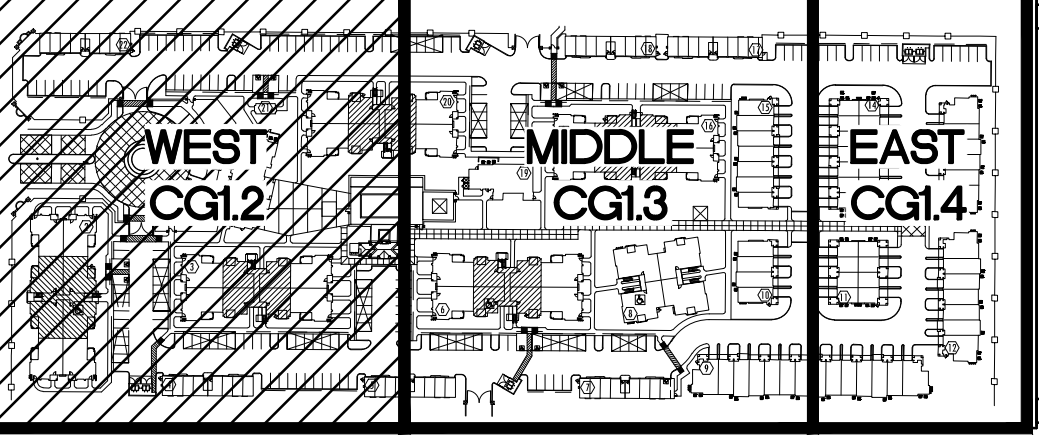


### KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG1.2, CG1.3 AND CG1.4. NOT ALL NOTES ARE USED ON EACH SHEET.

1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, COVERED SIDEWALK CULVERTS, CURB OPENINGS ETC. GRADES SHOWN FOR INFORMATION ONLY.
3. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION OF PUBLIC STORM SEWER SYSTEM WITHIN PUBLIC DRAINAGE EASEMENT THIS AREA.
4. CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE PAVING DETAILS AND ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY TO ACHIEVE PEDESTRIAN ACCESS, STREET STORMWATER CAPACITIES, PIPE COVERAGE, ETC.
5. SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAILS.
7. F.F. ELEVATION WITHIN THIS UNIT REFERENCES TOP OF CONCRETE STEP AT BACK OF GARAGE. GRADE AT GARAGE DOOR TO BE 6" BELOW F.F. TO ACCOMMODATE 4" STEP AND PAD SLOPE.
8. REGRADE THIS AREA AS SHOWN TO ACCOMMODATE TEMPORARY STORM DRAIN STANDPIPE FOR TRACT 3 AND 4 UNDEVELOPED FLOW. SEE PUBLIC WORK ORDER DRAWINGS FOR ADDITIONAL INFORMATION.
9. DEPRESS LANDSCAPING TO 6" (TYPICAL) TO COLLECT LOCALIZED STORMWATER. FLOW IN EXCESS OF AREA CAPACITY WILL OVERFLOW AT LOW POINT. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE.
10. BUILDING ROOF DISCHARGE TO BE RELEASED TO ALL SIDES. PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT LOCATIONS (TYPICAL).
11. PROVIDE DEFINED SWALE WITHIN LANDSCAPING THIS AREA.
12. PROVIDE 1' WIDE OPENING IN CURB TO PASS FLOW.
13. CONSTRUCT ON-SITE COVERED SIDEWALK CULVERT (WIDTH PER PLAN) PER C.O.A. STD. DWG. 2236.
14. INSTALL TWO 4" DIA. PVC PIPE DRAINS @ 2% SLOPE THROUGH SIDEWALK PER C.O.A. STD. DWG. 2235. GRADE WITHIN SIDEWALK TO DIRECT FLOW TO OPENING.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG5.1 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
16. CONNECTION TO PUBLIC STORM SEWER INLET TO BE CONSTRUCTED PER C.O.A. STD. DWG. 2237. SEE CG5.1 FOR ADDITIONAL INFORMATION.
17. NOTE: STORM DRAIN CROSSES PUBLIC UTILITY MAINS THIS AREA.
18. POOL AREA GRADES SHOWN FOR GENERAL INFORMATION ONLY. POOL CONTRACTOR TO PROVIDE FINAL DESIGN GRADES / DECK DRAINS ETC.
19. CONSTRUCT RETAINING STEMWALL THIS BUILDING TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL.
20. CONSTRUCT RETAINING WALL TO ACHIEVE GRADE DIFFERENCE THIS AREA. STRUCTURAL / WEEP HOLE DESIGN BY OTHERS.
21. 0.1' CONTOURS WITHIN OPEN COURTYARD THIS AREA PROVIDED TO CLARIFY DRAINAGE CONCEPT. COORDINATE WITH LANDSCAPE ARCHITECT.
22. EROSION CONTROL (MIN. 6" AVG. DIA. ANGULAR FACED ROCK) TO BE INSTALLED ON ALL SIDE SLOPES > 3:1 AND AS SHOWN HATCHED.
23. CONSTRUCT DEPRESSED LANDSCAPING TO ELEVATIONS SHOWN TO COLLECT SUB-BASIN FLOW. FLOW IN EXCESS OF CAPACITY TO OVERFLOW AT ELEVATION OF 76.5 AS SHOWN. NO DETENTION SHALL OCCUR WITHIN 10' OF ANY STRUCTURE.
24. COORDINATE LANDSCAPING FEATURES I.E. MOW CURBS AND PUTTING GREEN WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.

### DRAINAGE SHEET KEY



## BROADSTONE PROMENADE

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Albuquerque, New Mexico

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WorldHQ@ORBArch.com

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17631  
Professional Engineer  
5-25-15

**TITAN**  
DEVELOPMENT

**ALLIANCE**  
RESIDENTIAL COMPANY

**ISAACSON & AREMAN, P.A.**  
Consulting Engineering Associates  
Ph. 505-268-8828 www.isaacson.com  
2025 CG 1.2 THRU 1.4-CERT. 08/28/2015

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### REVISIONS

6/20/14	DESIGN TEAM COORDINATION
6/20/14	1ST CITY REVIEW
7/9/14	2ND CITY REVIEW
7/28/14	DESIGN TEAM COORDINATION

### CONSTRUCTION SET

DATE: JULY 28, 2014 ORB # 13-220

# CG1.2

WEST  
GRADING AND DRAINAGE PLAN